

**MEETING MINUTES
OF MEETING OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF NAVASOTA, TEXAS
NOVEMBER 18, 2021**

The members of the Planning and Zoning Commission met on the 18th day of November, 2021 at 6:00 PM at Navasota City Hall, City Council Chambers, located at 200 E. McAlpine Street, Navasota, Texas on the above date with the following present:

Randy Peters
John Walla
Carolyn Katkoski
Todd Wisner
Dia Copeland
James Harris
Debbie Hancock

Thus, constituting a quorum:

STAFF PRESENT: Lupe Diosdado, Development Services Director;

City Council Present: Grant Holt

VISITORS: See sign-in sheet

1. **Call to Order:** The meeting was called to order at 6:00pm.
2. **Invocation**
Pledge of Allegiance
3. **Remarks of visitors:** There were no remarks of visitors.
4. **Discussion, consideration and possible action on a final site plan application submitted to the City of Navasota by Mount Calvary Baptist Church for the property located at 508 Peeples Street, Navasota, Grimes County, Texas, 77868. The final site plan application requests to allow for the development of a place of worship, a conditional use listed under Article IX R-3: high density, multi-dwelling unit, residential district. The property affected is legally described as F L Woodard, Block 123, Lot 7-15:** City staff presented the submittals. Cesar Barron, project engineer summarized the changes made requested by the Planning & Zoning Commission. James Harris made a motion to approve the final site plan as presented, Dia Copeland Seconded the motion. With all members present voting AYE the motion carries.

5. **Discussion, consideration and possible action on preliminary site plan application submitted by K2C Investments, LLC for the properties located at the corner of Durden & Courtney street, Navasota, Grimes County, TX, 77868, legally described as Allen-Hammett, Block 1, Lot 2-R, Acres 0.357, Allen-Hammett, Block 1, Lot 3-R, Acres 0.357 and Allen-Hammett, Block 1, Lot 4-R, Acres 0.288, for the purpose of developing a 22-unit multi-dwelling apartment building:** City staff presented the submittals. Karen Hughes, project owner summarized the application. Cesar Barron, project engineer questioned the eligibility of parkland requirements for the project. James Harris made a motion to deny the preliminary site plan as presented due to two outstanding items, no sidewalks along public right-of-way & no parkland dedication. Carolyn Katkoski seconded the motion. With all members present voting AYE the motion carries.
6. **Discussion, consideration and possible action on replat application submitted by K2C Investments, LLC for the properties located at the corner of Durden & Courtney street, Navasota, Grimes County, TX, 77868, legally described as Allen-Hammett, Block 1, Lot 2-R, Acres 0.357, Allen-Hammett, Block 1, Lot 3-R, Acres 0.357 and Allen-Hammett, Block 1, Lot 4-R, Acres 0.288, for the purpose of replating lots 2-R, 3-R and 4-R into 5-R a 1.002 Acre lot:** City staff presented the submittals. Dia Copeland made a motion to approve the replat as presented, James Harris seconded the motion. With all members present voting AYE the motion carries.
7. **Consideration and possible action on approval of the meeting minutes for October 28, 2021 as presented:** John Walla made a motion to approve the meeting minutes as presented, Debbie Hancock seconded the motion. With all members present voting AYE the motion carries.
8. **Adjourn:** The meeting was adjourned at 6:30pm.

ATTEST:

RANDY PETERS, CHAIRMAN

JOHN WALLA, VICE CHAIRMAN